181.0	0006	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	692,600 / 692,600
					USE VALUE:	692,600 / 692,600
					ASSESSED:	692,600 / 692,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	XU SHI
Owner 2:	
Owner 3:	
Street 1:	4598 ELMHURST DR
Street 2:	
Twn/City:	SAN JOSE
St/Prov:	CA Cntry: Own Occ: N
Postal:	95129 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY THOMAS G -
Owner 2:	DONNELLY JUDITH A -
Street 1:	33 HOMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,945 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Vinyl Exterior and 1870 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6945.000	252,800		439,800	692,600
Total Card	0.159	252,800		439,800	692,600
Total Parcel	0.159	252,800		439,800	692,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.37 | /Parcel: 370.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122762

GIS Ref

GIS Ref

Insp Date 07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 181.0-0006-0002.0

!14206!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	252,700	0	6,945.	439,800	692,500	692,500	Year End Roll	12/18/2019
2019	101	FV	264,200	0	6,945.	439,800	704,000	704,000	Year End Roll	1/3/2019
2018	101	FV	279,100	0	6,945.	370,700	649,800	649,800	Year End Roll	12/20/2017
2017	101	FV	279,100	0	6,945.	339,300	618,400	618,400	Year End Roll	1/3/2017
2016	101	FV	279,100	0	6,945.	289,000	568,100	568,100	Year End	1/4/2016
2015	101	FV	233,200	0	6,945.	251,300	484,500	484,500	Year End Roll	12/11/2014
2014	101	FV	233,200	0	6,945.	232,500	465,700	465,700	Year End Roll	12/16/2013
2013	101	FV	233,200	0	6,945.	221,200	454,400	454,400		12/13/2012

PRINT

Date	Time
12/11/20	04:04:34

LAST REV

Date	Time
12/03/20	10:31:40
jorourke	
14206	

USER DEFINED

Prior Id # 1:	122762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY THOMAS	69768-380		8/14/2017		710,000	No	No		
TALARICO FRANK	30817-213		10/29/1999		325,000	No	No		
	12946-699		3/16/1976		52,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2008	1082	Re-Roof	6,700					
4/5/2001	187	Siding	10,000	C				VINYL SIDING/GUTTE
2/14/2001	100	Alterati	16,000	O				GARAGE TO L.A.-ADD

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2020	Mail Update	JO	Jenny O
7/18/2018	MEAS&NOTICE	BS	Barbara S
3/13/2009	Inspected	163	PATRIOT
11/10/2008	Measured	345	PATRIOT
12/5/2001	External Ins	PM	Peter M
4/3/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6945		Sq. Ft.	Site		0	70.	0.90	7									439,844						439,800	

Total AC/HA: 0.15944 | Total SF/SM: 6945 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 439,844 | Spl Credit | Total: 439,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.01535237
Adj $ / SQ:	130.219
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366431
Depreciation:	113594
Depreciated Total:	252837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

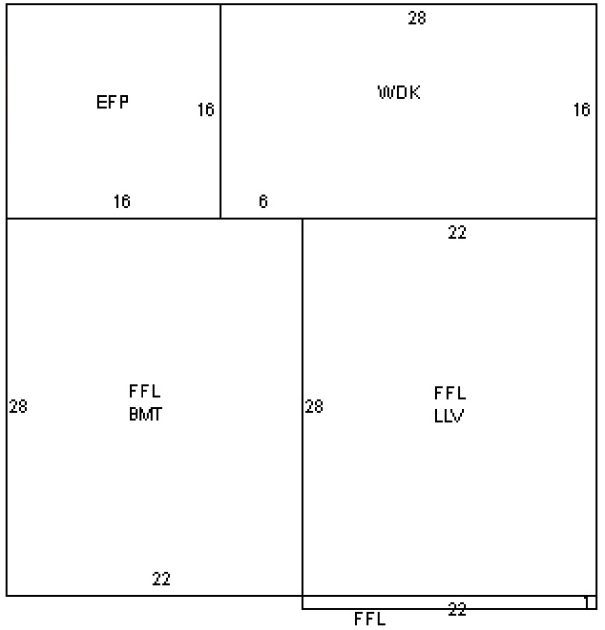
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.22
Special Features:	0	Val/Su Net:	79.25
Final Total:	252800	Val/Su SzAd	201.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,254	130.220	163,295
BMT	Basement	616	39.070	24,064
LLV	Lower Level	616	112.800	69,486
WDK	Deck	448	8.360	3,745
EFP	Enclos Porch	256	38.440	9,841

Net Sketched Area:	3,190			Total:	270,431
Size Ad	1254	Gross Are	3190	FinArea	1870

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
---	---	---	---	---	---	---	---